

Liggins, Shirley

From: Minnich, Carolyn
Sent: Thursday, July 07, 2016 12:33 PM
To: Aja, Deborah; Alexander, Delonda; Andersen, Jan; Barnhardt, Art; Basinger, Corey; Bateson, James; Bolich, Rick; Bradford, Teresa; Bullock, Scott; Burch, Brent; Caulk, Kim; Davidson, Landon; Day, Collin; Doorn, Peter; Gregson, Jim; Hammonds, Andrew; Hunneke, William F; Jackson, Vance; Jesneck, Charlotte; Karoly, Cyndi; King, Morella s; Knight, Sherri; Kromm, Carin; Lorscheider, Ellen; Lown, David; Marks, Cheryl; May, David; Mccarty, Bud; Mussler, Ed; Phelps, Michael; Pitner, Andrew; Poupart, Jeff; Powers, Mark; Qi, Qu; Randolph, Wayne; Risgaard, Jon; Scott, Georgette; Smith, Danny; Swope, Eric; Taraban, Ron; Walch, John; Watkins, Jason; Woosley, Julie; Zimmerman, Jay
Cc: Corbitt, Lisa; Dave Canaan; David Caldwell; david wolfe; Joe Hack ; Green, Megan; Shawna; Veronica Mosley; Liggins, Shirley; Scott, Michael; Nicholson, Bruce; Peacock, David; Edwards, Caroline; Wahl, Tracy
Subject: Internal Brownfields Notification <Rite Aid Facility, Mecklenburg County, 20050-16-060>

To DEQ Cleanup Programs:

This is an internal courtesy notice to inform your program that the DEQ Brownfields Program has received a Brownfields Property Application submitted by NewCAMP Landowner, LP the Prospective Developer (PD) seeking entry into the Brownfields Program for the following property:

Site Name: Rite Aid (Former Charlotte Army Missile Plant)

Address: 1776 Statesville Avenue

City/County/Zip: Charlotte, Mecklenburg County, 28206

BF Project Number: 20050-16-060

Parcel #s: 07903102 and 07903105

AKA: Eckerd Charlotte Distribution, Rite Aid Distribution, Charlotte Army Missile Plant (CAMP)

UST Incident #: 20520 and 7617

UST Facility #: 00-0-0000013231

UST #: MO-3789

Haz Waste SQG ID: NCD986177608

IHSB Facility ID: NONCD0001479

EPA FINDS #: 110054366155 and 110004041377

EPA FUDS Site #: 104NC04585

Map link: <https://goo.gl/maps/Mz33FneDqjT2>

Note, this property is adjacent to Brownfields Project Number 11044-07-60, Former Charlotte Army Missile Plant (CAMP) located at 1830 Statesville Avenue.

We are now evaluating NewCAMP Landowner, LP and the subject property for eligibility for entry into the ReDevelop Now Brownfields Program. The Property is currently utilizing the property for warehouse and distribution but is in the process of vacating. Historical uses on the property include manufacture Model T Fords (1924-1930s), as a storage depot for the US Government (1940's-1950's), and the production of Hercules missiles (1950's-1960's). The missile facility was known as Charlotte Army Missile Plant (CAMP). Activities on the property included: metal working, plating, degreasing, wastewater treatment, assembly, and shipping of missiles. Since the late 1960's, the property has been utilized by Eckerd/Rite Aid for warehousing and distribution of commercial/retail items. The property has petroleum, chlorinated solvent, and SVOC contamination. The proposed reuse of the property is a mixed-use, transit-oriented development which may include residential, commercial, retail, office, light industrial, and open space areas.

PD Contact Name: Matt Ingalls (Environmental Consultant)
Company: Hart & Hickman, PC
Address: 2923 S Tryon Street #100; Charlotte, NC 28203
Phone No.: 704-887-4617
Fax No.: 704-586-0373
Email: mingalls@harthickman.com

PD Principal Officer: Neil Adamson
Company: NewCAMP Landowner, LP
PD Address: 555 Fifth Avenue – 16th Floor, New York, NY 10017
Phone: 718-326-3560 x 233
Fax No.: 718-326-0374
Email: Neil@atco555.com

PD Website: <http://www.atco555.com/companies-atco-investment-management.php>

Under the Brownfields Property Reuse Act, only entities that did not cause or contribute to the contamination at the property are eligible to enter the program. The applicant PD listed below have asserted that: 1) they have not caused or contributed to the contamination at the property, and 2) they have substantially complied with laws, regulations, and rules for the protection of the environment. If you have any information to suggest otherwise, please provide that information to me at carolyn.minnich@ncdenr.gov by **July 21, 2016**.

A Brownfields Agreement (BFA) has no legal effect on your agency's authority to regulate or enforce against any and all parties who caused or contributed to the contamination at the property. In fact, the BFA will require the developer to provide access to the property to any party doing work under any DEQ program.

A BFA provides liability protection only to a non-causative redeveloper of the property. The developer will be required to make the property safe for its intended re-use. Cleanup to unrestricted use standards will not be required unless deemed necessary based on the developer's proposed use of the property. Furthermore, the BFA will not change the developer's responsibility to obtain any and all DEQ permits (e.g. storm water, sediment control, NPDES, etc.) as required under applicable law.

If you have any questions, please don't hesitate to contact me.

Thank you,

Carolyn Minnich
Brownfields Project Manager
Division of Waste Management
Department of Environmental Quality

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Carolyn.Minnich@ncdenr.gov

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